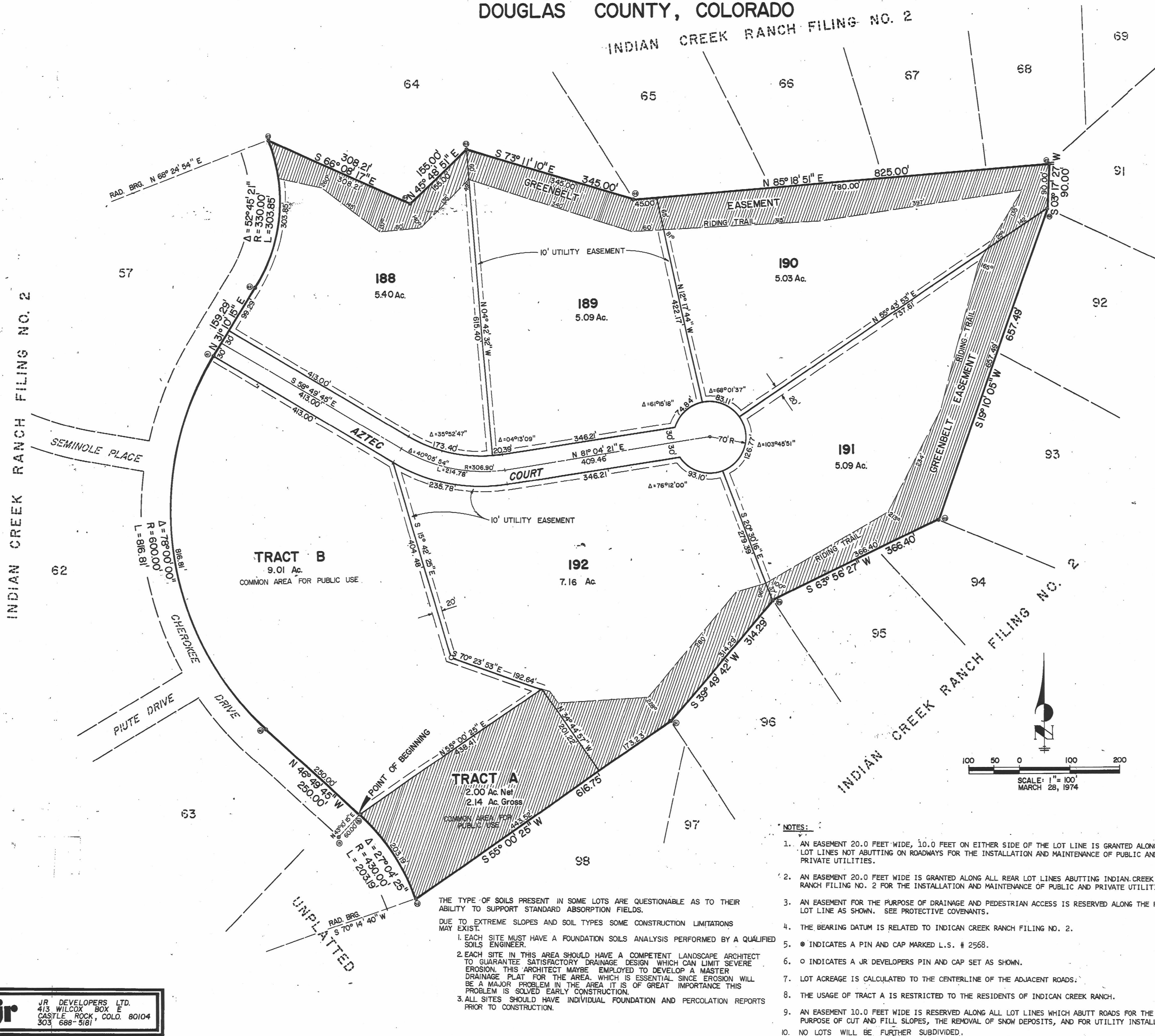


INDIAN CREEK RANCH FILING NO. 5

A PART OF SECTION 28, T7S, R 68 W, 6th P.M.
DOUGLAS COUNTY, COLORADO

INDIAN CREEK RANCH FILING NO. 2

INDIAN CREEK RANCH FILING NO. 2



THE TYPE OF SOILS PRESENT IN SOME LOTS ARE QUESTIONABLE AS TO THEIR ABILITY TO SUPPORT STANDARD ABSORPTION FIELDS. DUE TO EXTREME SLOPES AND SOIL TYPES SOME CONSTRUCTION LIMITATIONS MAY EXIST.

1. EACH SITE MUST HAVE A FOUNDATION SOILS ANALYSIS PERFORMED BY A QUALIFIED SOILS ENGINEER.
2. EACH SITE IN THIS AREA SHOULD HAVE A COMPETENT LANDSCAPE ARCHITECT TO GUARANTEE SATISFACTORY DRAINAGE DESIGN WHICH CAN LIMIT SEVERE EROSION. THIS ARCHITECT MAYBE EMPLOYED TO DEVELOP A MASTER DRAINAGE PLAN FOR THE AREA, WHICH IS ESSENTIAL SINCE EROSION WILL BE A MAJOR PROBLEM IN THE AREA IT IS OF GREAT IMPORTANCE THIS PROBLEM IS SOLVED EARLY CONSTRUCTION.
3. ALL SITES SHOULD HAVE INDIVIDUAL FOUNDATION AND PERCOLATION REPORTS PRIOR TO CONSTRUCTION.

NOTES:

1. AN EASEMENT 20.0 FEET WIDE, 10.0 FEET ON EITHER SIDE OF THE LOT LINE IS GRANTED ALONG ALL LOT LINES NOT ABUTTING ON ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
2. AN EASEMENT 20.0 FEET WIDE IS GRANTED ALONG ALL REAR LOT LINES ABUTTING INDIAN CREEK RANCH FILING NO. 2 FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
3. AN EASEMENT FOR THE PURPOSE OF DRAINAGE AND PEDESTRIAN ACCESS IS RESERVED ALONG THE REAR LOT LINE AS SHOWN. SEE PROTECTIVE COVENANTS.
4. THE BEARING DATUM IS RELATED TO INDIAN CREEK RANCH FILING NO. 2.
5. * INDICATES A PIN AND CAP MARKED L.S. # 2568.
6. O INDICATES A JR DEVELOPERS PIN AND CAP SET AS SHOWN.
7. LOT ACREAGE IS CALCULATED TO THE CENTERLINE OF THE ADJACENT ROADS.
8. THE USAGE OF TRACT A IS RESTRICTED TO THE RESIDENTS OF INDIAN CREEK RANCH.
9. AN EASEMENT 10.0 FEET WIDE IS RESERVED ALONG ALL LOT LINES WHICH ABUTT ROADS FOR THE PURPOSE OF CUT AND FILL SLOPES, THE REMOVAL OF SNOW DEPOSITS, AND FOR UTILITY INSTALLATION.
10. NO LOTS WILL BE FURTHER SUBDIVIDED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE PERSONS HAVING AN INTEREST IN CERTAIN LANDS LOCATED IN A PART OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 15 OF INDIAN CREEK RANCH FILING NO. 2 AS SHOWN ON THE RECORD PLAT THEREOF; THENCE NORTH 43°10'15" EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE BOUNDARY OF AN EXCEPTION AS DESCRIBED ON SAID RECORD PLAT; THENCE ALONG THE BOUNDARY OF SAID EXCEPTION AND ALONG THE BOUNDARY OF SAID FILING NO. 2 FOR THE FOLLOWING 14 COURSES; THENCE NORTH 46°49'45" WEST 250.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 78°00'00", AN ARC DISTANCE OF 816.81 FEET TO A POINT OF TANGENT; THENCE NORTH 31°10'15" EAST AND ALONG SAID TANGENT 159.29 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 52°45'21", AN ARC DISTANCE OF 303.85 FEET; THENCE SOUTH 66°08'17" EAST 308.21 FEET; THENCE NORTH 45°48'51" EAST 155.00 FEET; THENCE SOUTH 73°11'10" EAST 345.00 FEET; THENCE NORTH 85°18'51" EAST 825.00 FEET; THENCE SOUTH 03°17'27" WEST 90.00 FEET; THENCE SOUTH 19°10'05" WEST 657.49 FEET; THENCE SOUTH 63°56'27" WEST 366.40 FEET; THENCE SOUTH 39°49'42" WEST 314.29 FEET; THENCE SOUTH 55°00'25" WEST 616.75 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 105°19'15" AND ALONG A CURVE TO THE LEFT HAVING RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 27°04'25" AN ARC DISTANCE OF 203.19 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 37.721 ACRES, MORE OR LESS.

HAVING SUBDIVIDED AND PLATTED THE ABOVE DESCRIBED LAND INTO LOTS, TRACTS, STREETS, EASEMENTS AND PUBLIC WAYS UNDER THE NAME AND STYLE OF INDIAN CREEK RANCH FILING NO. 5 AND DO BY THESE PRESENTS DEDICATE TO THE COUNTY OF DOUGLAS FOR PUBLIC USE ALL ROADS AS SHOWN. EASEMENTS 20.00 FEET WIDE, 10.00 FEET ON EITHER SIDE OF THE LOT LINE AND 10.00 FEET WIDE ON LOT LINES ABUTTING THE STREETS ARE RESERVED AND/OR DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. TRACTS A AND B ARE HEREBY DEDICATED TO THE INDIAN CREEK RANCH HOMEOWNERS ASSOCIATION FOR COMMON AREA.

IN WITNESS WHEREOF, THE OWNER AS LISTED BELOW HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ATTESTED THIS 12 DAY OF April, A.D., 1974.

OWNER

INDIAN CREEK INVESTMENT COMPANY

Jerome D. Lenz
JEROME D. LENZ, PRESIDENT

Darwin L. Farnes
DARWIN L. FARNES, SECRETARY

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, A.D., 19 74 BY JEROME D. LENZ, AS PRESIDENT, AND BY DARWIN L. FARNES, AS SECRETARY, OF INDIAN CREEK INVESTMENT COMPANY, A CORPORATION, AS OWNERS OF THE AFOREMENTIONED DESCRIBED LAND.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES Nov. 10, 1975.

Michael S. Denton
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE DOUGLAS COUNTY PLANNING COMMISSION DOES HEREBY APPROVE THIS PLAT THIS 9 DAY OF April, A.D., 19 74.

Leroy H. Bell
CHAIRMAN

COUNTY COMMISSIONERS APPROVAL

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF ALL ROADS AND EASEMENTS AND ACCEPTED BY THE COUNTY OF DOUGLAS, STATE OF COLORADO, SUBJECT TO THE CONDITIONS THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AT NO EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGMENT OF THE COUNTY COMMISSIONERS, PUBLIC NEED AND NECESSITY IS SHOWN THEREFORE, PRIOR TO ACCEPTANCE OF MAINTENANCE BY DOUGLAS COUNTY THE SUBDIVIDER SHALL MAINTAIN SUCH ROADS AT HIS EXPENSE.

DATED THIS 14 DAY OF April, A.D., 19 74.

Carl H. Winkler
CHAIRMAN

ATTORNEY'S OPINION

I, WILLIAM N. COX, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SUCH LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

DATED THIS 1st DAY OF April, A.D., 19 74.

William N. Cox
WILLIAM N. COX

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY ON THIS 24 DAY OF April, A.D., 19 74.

RECEPTION NO. 170227
TIME 4:20 PM

BOOK
PAGE

SURVEYOR'S CERTIFICATE

I, JAMES R. FRAKER, A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF INDIAN CREEK RANCH FILING NO. 5, WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 1st DAY OF April, A.D., 19 74.

James R. Fraker
REGISTERED LAND SURVEYOR